030.0	0002	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	943,600 /	943,600
USE VALUE:	943,600 /	943,600
ASSESSED:	943,600 /	943,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
100	-102	HARLOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FARINA THOMAS
Owner 2:	
Owner 3:	
Street 1:	102 HARLOW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FARINA THOMAS -
Owner 2:	-
Street 1:	102 HARLOW ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,636 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2731 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4636.000	491,200	5,100	447,300	943,600
Total Card	0.106	491,200	5,100	447,300	943,600
Total Parcel	0.106	491,200	5,100	447,300	943,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 345.58 | /Parcel: 345.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	20587
GIS Ref	
GIS Ref	
Insp Date	08/11/17

!2482!

PREVIOUS ASSESSMENT

Parcel ID: 030.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	491,300	5100	4,636.	447,300	943,700	943,700	Year End Roll	12/18/2019
2019	104	FV	379,300	5100	4,636.	475,200	859,600	859,600	Year End Roll	1/3/2019
2018	104	FV	379,300	5100	4,636.	346,600	731,000	731,000	Year End Roll	12/20/2017
2017	104	FV	355,100	5100	4,636.	301,900	662,100	662,100	Year End Roll	1/3/2017
2016	104	FV	355,100	5100	4,636.	257,200	617,400	617,400	Year End	1/4/2016
2015	104	FV	315,100	5100	4,636.	251,600	571,800	571,800	Year End Roll	12/11/2014
2014	104	FV	315,100	5100	4,636.	206,900	527,100	527,100	Year End Roll	12/16/2013
2013	104	FV	328,400	5100	4,636.	196,800	530,300	530,300		12/13/2012

PRINT

Date	Time
12/10/20	17:53:06

LAST REV

Date	Time
05/02/18	08:08:25
danam	
2482	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FARINA MARY	12241-89		8/17/1999	Family	1	No	No		
	12241-89		7/6/1972		39,900	No	No		N

USER DEFINED

Prior Id # 1:	20587
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/12/2018	267	Re-Roof	11,250	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2017	MEAS&NOTICE	HS	Hanne S
1/14/2009	Meas/Inspect	189	PATRIOT
10/25/2000	Hearing Chag	201	PATRIOT
2/22/2000	Measured	263	PATRIOT
8/9/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4636		Sq. Ft.	Site		0	80.	1.21	1									447,263						447,300	

Total AC/HA:	0.10643	Total SF/SM:	4636	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	447,263	Spl Credit		Total:	447,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06338584
Const Adj.:	0.98990101
Adj $ / SQ:	178.950
Other Features:	102479
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	667408
Depreciation:	176196
Depreciated Total:	491213

COMMENTS

2 FPL NON-FUNC OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

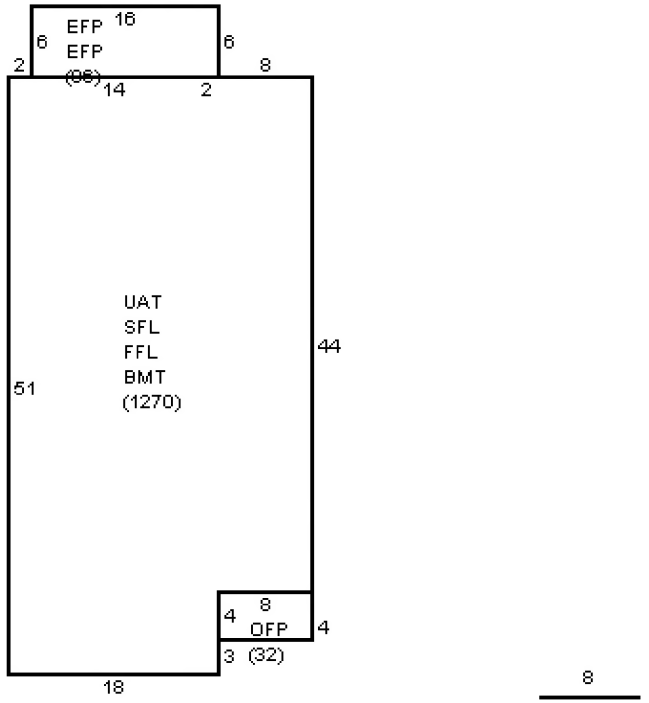
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	178.95
Special Features:	0	Val/Su Net:	112.87
Final Total:	491200	Val/Su SzAd	193.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,270	53.680	68,180
FFL	First Floor	1,270	178.950	227,266
SFL	Second Floor	1,270	178.950	227,266
UAT	Upper Attic	318	103.790	32,954
EFP	Enclos Porch	192	40.990	7,869
OFP	Open Porch	32	43.560	1,394

Net Sketched Area:	4,352	Total:	564,929
Size Ad	2540	Gross Are	5304	FinArea	2731
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 030.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1924	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100